



Chartered Surveyors

Two Building Plots For Sale

Henhurst Hill, Burton on Trent, DE13 9SX

Offers Invited



Residential Building Land for Sale

- Total Site area circa 2135 sq m
- Approved Scheme for two detached houses
 - Planning Consent Approved

Freehold Building Plots

Henhurst Hill, Burton on Trent, DE13 9SX



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Location

A semi-rural location in the extremely popular district of Anslow to the west of Burton. The land is accessed from Henhurst Hill via an un-adopted and privately maintained roadway.

Description

Two level and cleared building plots, fronting the private roadway.

Outline Planning Consent granted by East Staffordshire District Council for a pair of dwellings. **Planning Ref: 2014/01561**

Detailed planning consent granted by East Staffordshire District Council for two detached four bedroom houses with garages. **Planning Ref: 2017/00361**

The architect commissioned by the site owner to obtain the detailed planning consent for the two detached houses is:

Simon Gratton – Blair Gratton Architects, 29 York Street, Derby, DE1 1FZ – 01332 340458
www.blairgratton-architects.co.uk

Site Area

Approximately 2135 sq m (2554 sq yards).
Measured using Promap.

Services

All main services are understood to be available within the private roadway. Purchasers must make their own enquiries regarding connection.

Tenure Freehold

Price - Offers in the region of

Plot 1 - £120,000

Plot 2 - £100,000.

Viewing

The land is easily viewed from the private roadway but interested parties are asked not to enter onto the land and neither the vendor nor agent accepts any responsibility for any injury that might be sustained as a result of unauthorised access.

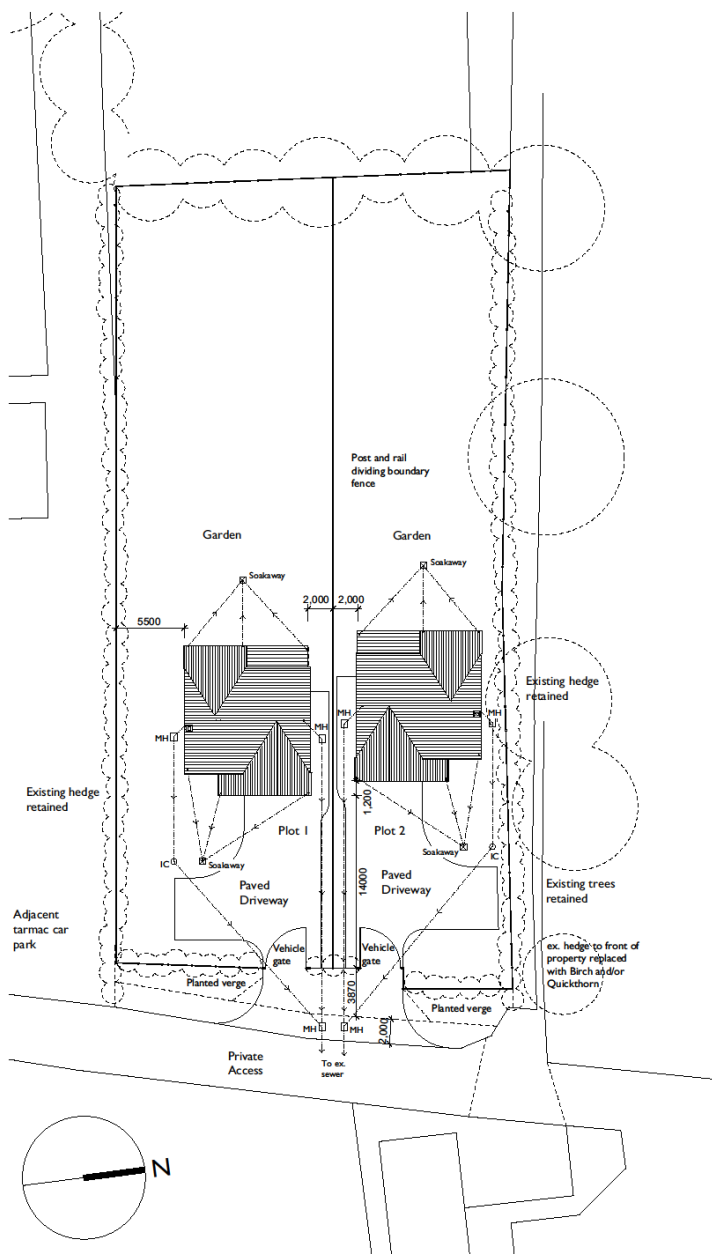
Contact – **Peter Milner**
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01332 734 734



Milner Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of the intended purchaser and lessee, and do not constitute, nor constitute part of an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statement of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Milner Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Site Plan

Revisions		
No.	Date	Comments




Site Plan - 1:200
Note: Floor plans and elevations of House on Plot 2 to be mirrored copy of House on Plot 1

GENERAL NOTES
The client and the contractor should be aware of their obligations under the CDMP 2013 regulations. The project will be notified to the HSE.
Working drawings are produced primarily for Building Regulation Applications and this drawing should be read in conjunction with the Construction Notes which outline the additional information required to complete the works.
All drawings are per the Construction Notes.



Blair Graston Architects Ltd.
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Project:	Two Proposed Detached Dwellings Henhurst Hill, Anslow Burton-on-Trent, DE13 9SX
Title:	Production Drawing - Site Plan
Client:	DKA Commercial
Dwg. No.:	690.05
Scale:	1:200
Date:	08/XVII
Use figured dimensions only. Contractor to check all dimensions and levels on site before work commences and report any discrepancies or variations to the Architect immediately.	
 RIBA Chartered Architects © Design Copyright of Blair Graston Architects Limited	

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Location Plan



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